



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

February 16, 2021

Sanjay Bajaj
District Growth LLC,
1200 Potomac Ave, S.E.
Washington, DC 20003

Re: 711 Kennedy St NW – Square 3153, Lot 820- Determination (21-Z-PDRM-00051)

Dear Mr. Bajaj:

This letter will confirm the substance of the PDRM with my staff on January 6, 2021, pertaining the above referenced property. The subject property is located within the MU-4 Zoning District, and is bordered on the north and east with public alleys. The existing use is Restaurant/Tavern/Bar with an existing Certificate of Occupancy, CO1803196 issued on July 11, 2018.

As presented during the meeting, there is an existing building on the subject property that is divided with an open court separating the two buildings. The front building is set back ten feet from the street line and has a two-story flat use (plus a partial 3rd story), and the rear building has 2 stories. The existing lot occupancy is 87.68%. The allowable floor area ratio (FAR) is 2.5.

The proposal is for a mixed-used, multi-family development, containing five (5) dwelling units. The front wing will have a cellar + 2 stories above, and a small addition to the existing 3rd floor (containing 4 dwelling units). The rear wing will have existing retail on the 1st floor, and the 2nd floor will have one dwelling unit. A small addition is proposed to the 3rd floor on the front wing. The rear building will be renovated, and the existing Retail on the 1st floor will remain.

As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Principal Building.

The existing building is divided into two buildings with an open court between the buildings. The front building has 2 stories and a partial 3rd story, and the rear building has 2 stories. The proposed project will retain the existing buildings, and additions will be made so that there will be 3 stories plus cellar in front and the building in the rear will be an existing 2-story building.

Building Height - 11 DCMR E-5102.1.

The maximum permitted building height for buildings on MU-4 is 50 feet. The existing building height is approximately 36'-8". The existing building height will be retained, and will be compliant.

Lot Occupancy - 11 DCMR E-5103.1.

The max allowable lot occupancy is 60%. The existing lot occupancy (87.68%) will be retained. The existing lot occupancy at 3rd floor level is 29.5 %. Proposed lot occupancy at 3rd floor is 37.31%. There is no 3rd floor to the rear building.

Off-Street Parking Requirements - 11 DCMR C-701.5.

The existing site currently does not provide any off-street parking. No off-street automobile parking is required or proposed for the addition of three (3) dwelling units under the applicable off-street parking requirements, under 11 DCMR Subtitle C-701.5.

Rear Yard - 11 DCMR E-5100.1(c).

The minimum MU-4 rear yard requirement 15 feet. The existing rear building has an existing five (5) foot rear yard that will be maintained and not expanded.

Floor Area Ratio - 11 DCMR G-402.1.

The maximum permitted FAR for the subject property, which as 2,649 square feet of lot area, is 2.5 (gross floor area of 6,620 SF). The existing FAR is 2.05 (5,424 SF). The proposed gross floor area of the building will be 5,632 SF (or an FAR of 2.17); the proposed FAR therefore complies.

I have reviewed the attached exhibits and concur that the project complies with the applicable Zoning Regulations for the MU-4 Zone and 11 DCMR.

Accordingly, when the building permits are filed for, I will approve permits consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments –

Survey, A100-COVER SHEET, A2.00-CONCEPTUAL FLOOR PLANS, A2.01-CONCEPTUAL FLOOR PLANS, dated 11-30-21

Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.